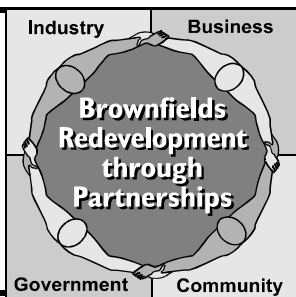


<p style="text-align: center;">Rome, New York</p> <p style="text-align: center;">Brownfields Assessment Demonstration Pilot</p> <p>U. S. EPA, Region 2 290 Broadway New York, NY</p> <p style="text-align: right;">December 2001</p>	
--	--

Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In September 1996, the U.S. Environmental Protection Agency (EPA) selected the City of Rome, New York, as a Brownfields Assessment Demonstration Pilot. The focus of the Pilot was a 17-acre property originally consisting of three parcels, located within the 200-acre East Rome Industrial Redevelopment Project. Historically, the property was used as a metals processing plant. The East Rome Industrial Redevelopment Project and the City's Pilot program were carried out under the direction of the City of Rome Economic Development Zone Administrative Board, which was also known as the City's Brownfields Task Force.

Settlers to the City of Rome originally established their trades in what is now known as the East Rome Industrial Redevelopment project, because of the benefits of power and transportation from two nearby rivers. As the population grew and the Industrial Revolution took shape, this industrial area became home to the metals industry, employing 62% of the City's total employment. However, improvements in transportation and industrial processes combined with changing economic conditions forced these industries to move, leaving behind vacant and deteriorating structures, contaminated properties, and unemployed workers.

Currently, about 25 percent of the residents in the area surrounding the business district live below the poverty line, and 11 percent are unemployed, almost double the City's overall rate. Currently a total of 19 businesses are located in the ERIRP, employing approximately 6 percent of the City's total employment. Nearly 8,000 people, 20 percent of the city's population, still reside within several blocks of the study area.

Although the Brownfields Pilot's duration officially ended in 1998, the progress it enabled in the East Rome Business Park continues to benefit the City. Enthusiasm for this redevelopment effort has been tremendous, particularly from neighboring residential areas plagued by high poverty and unemployment rates for decades. A business already located in the area is looking into expanding into one of the original three parcels, while other businesses are in negotiations to locate into the other two parcels. Approximately 500 new jobs were created by the redevelopment of this site. This expansion and addition of new business will also add significantly to the City's tax base.

Additionally, the City acquired a fourth parcel, consisting of 2.6 acres adjacent to the original brownfields site. It was investigated using a grant from the State of New York through the Brownfield Investigation element of the 1996 Clean Water/ Clean Air Bond Act. Contamination similar to that found in the original brownfield site was discovered. The City has applied to the State of New York through the Brownfield Remediation element of the Bond Act program for the remediation of the site. Once remediation is complete, the site will be actively marketed for redevelopment.

II. Brownfields Pilot Progress

Implementation Strategy

The City's Pilot was implemented by its Brownfields Task Force, which included local and state leaders, experts in economic development, and the owner of the 17-acre demonstration site. Pilot tasks that have been completed include:

- Completed a Phase I site assessment of the demonstration site that included a visual inspection and sampling
- Completed the Phase II investigation of the demonstration site
- Conducted further environmental site assessments and updated a redevelopment plan for the site with the assessment information
- Established legal mechanisms, such as letters of intent, to follow up with property owners and regulators
- Recorded and documented the process for replication at other brownfields sites
- Initiated the demolition of site buildings as part of the redevelopment effort

Community Involvement

The City's Brownfields Task Force produced public announcements and held public meetings and press conferences during the Pilot program. While the Pilot has ended, efforts will continue to involve, inform and educate the public, particularly those residents in the area surrounding the demonstration site.

The Pilot determined that extensive outreach could be facilitated by using the newsletters of local development agencies. One article published by the Pilot detailed the location of the project, its history, provided a discussion of brownfields vs. greenfields and included a description of the environment investigations that have been conducted at the demonstration site.

In addition, a fact sheet, which explained the Pilot and detailed its history and findings, was sent to residents and businesses in the areas immediately surrounding the demonstration site. This fact sheet listed the locations of the document repositories where information about the project could be found.

A citizen participation plan was also developed to keep the public informed of the current activities of the roadway project. The plans for demolition, remediation and roadway construction were available for public review as each phase of work moved forward.

III. Brownfield Site Activities

Site Inventory

From the beginning, the focus of the Pilot has been on a 17-acre property within the 200-acre East Rome Industrial Redevelopment Project. Therefore no site inventory was performed.

Site Selection

To date, the City of Rome selected a 17-acre demonstration property within the 200-acre East Rome Industrial Redevelopment Project for initial assessment and redevelopment.

Site Assessment and Reuse Planning

Environmental investigations conducted at the 17-acre demonstration property indicated that there was lead contamination in soils and chlorinated solvent contamination in groundwater. According to the investigation findings, the site had potential for redevelopment, without significant subsurface soil and groundwater remediation, if contact with contaminated media could be prevented.

The demonstration property's site assessment was completed in September 1998. The City's Brownfields Task Force, based on the investigation results, subsequently produced a redevelopment plan for the demonstration site. The plan included the construction of a new access roadway for adjacent businesses within the industrial park.

Demolition and environmental remediation of the roadway right-of-way was completed in October 1999. Construction of a new access roadway for adjacent business within the industrial park and new utility system was completed by the summer of 2000.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 17

For the entire Pilot area, the number of properties/parcels which have been identified by the pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 17

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further action sites, etc.

Properties Reported to be Targeted by Pilot: 1

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

B. Non-Site Specific Funding Leveraged for Remedial Plan

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

Construction of a new road and new utility system was completed during the summer of 2000 and marketing of the newly designated building sites is underway.

VII. Contact Information

Pilot Contact

Name: Brian Thomas
Title: Senior City Planner
Organization: Department of Planning and Community Development
Address: City Hall
Rome, NY 13440
Phone: (315) 339-7792
Fax: (315) 339-7788
Email: bthomas@romecitygov.com

EPA Contact

Name: Robert Alvey
Title: Brownfields Project Manager
Organization: United States Environmental Protection Agency
Address: USEPA Region II
290 Broadway, Floor 18
New York, NY 10007
Phone: (212) 637-4357
E-mail: alvey.robert@epamail.epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>